

MARCH 14, 1944

## Land Purchases—Pittman-Robertson

The following memorandums were presented to the Commission:

March 7, 1944

Memorandum to the Director:

The following options to purchase have been obtained in project areas since the last meeting of the Commission:

## \* → Lapeer Game Area

Harry Myers, Lapeer, Michigan Tract No. 1  
 414.8 acres \$27.00 per acre \$11,200.00  
 W $\frac{1}{2}$  SE $\frac{1}{4}$  and SW $\frac{1}{4}$  Sec. 32, T8N, R10E, and NW $\frac{1}{4}$  Sec. 5, T8N, R10E  
 Federal appraisal: Soil \$8,111; timber \$2,021; improvements \$230; total \$11,262.

John Cole, Lapeer Michigan Tract No. 2  
 40 acres \$25.00 per acre \$1,000.00  
 NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 5, T8N, R10E  
 Federal appraisal: Soil \$800; timber \$216; improvements, 0; total \$1,016.

\* → Arthur T. and Mary Dodds, Lapeer, Michigan Tract No. 6  
 1,179.09 acres \$15.69 per acre \$18,500.  
 NW $\frac{1}{4}$  Sec. 6, W $\frac{1}{2}$  NE $\frac{1}{4}$ , and NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 7, containing 237.90 acres, and entire Sec. 6, containing 596.20 acres, T8N, R10E; S $\frac{1}{2}$  NE $\frac{1}{4}$ , except that part north and west of Flint River, SE $\frac{1}{4}$ , E $\frac{1}{2}$  SW $\frac{1}{4}$ , and that part of S $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 1 lying south and east of the Flint River, all in T8N, R9E, containing 344.90 acres.

## Deford Project

Robert Kappen, 1755 Fourteenth Street, Detroit, Michigan Tract No. 102  
 80 acres \$30.00 per acre \$2,400.00  
 N $\frac{1}{2}$  SE $\frac{1}{4}$  Sec. 22, T13N, R10E  
 Federal appraisal: Soil \$1,170; timber 0; improvements \$1,125; total \$2,295.

Adam Wojciechowski, 5101 Thirty-third Street, Detroit, Michigan Tract No. 97  
 120 acres \$23.33 per acre \$2,800  
 N $\frac{1}{2}$  SW $\frac{1}{4}$  and SE $\frac{1}{4}$  SW $\frac{1}{4}$  Sec. 1, T12N, R10E  
 Federal appraisal: Soil \$1,363.75; timber \$83.50; improvements, \$1,525.00; total \$2,972.25.

## Flat River Project

Maude I. Schmidt, Belding, Michigan  
 36.07 acres \$23.56 per acre \$850.00  
 SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 6, T8N, R7W  
 Federal appraisal: Soil \$432.54; improvements \$453.50; timber \$85.00; total \$971.34

## Tuscola Project

Dominic and Mary DiMeglio, R 2, Box 44, Caro, Michigan Tract No. 03  
 110 acres approx. \$24.54 per acre \$2,700.00  
 E $\frac{1}{2}$  NW $\frac{1}{4}$  and all that part of W $\frac{1}{2}$  NE $\frac{1}{4}$  lying west of the State Road in Sec. 20, T12N, R9E  
 Fish and Wildlife Service appraisal \$2,314.00; assessed valuation \$1,000.00.

## Barry County Project

Frances, Bert, and Gertie Briggs, Leo Barcroft, Violet Marble, and Martha Martin, c/o Mrs. Lewis Marble, R 3, Hastings, Michigan Tract No. 251  
 80 acres \$10.00 per acre \$800.00  
 W $\frac{1}{2}$  NE $\frac{1}{4}$  Sec. 8, T8N, R10W

The prices are considered to be fair and reasonable and approval of the purchases is recommended with funds to be taken from the Pittman-Robertson budget.

H. D. RUHL  
Game Division  
F. P. STRUHSACKER  
Lands Division

It was moved by Mr. Bengel, supported by Mr. Titus, that the above recommendation be concurred in. The question being stated by the Chair, the motion prevailed unanimously.

#### Land Purchases—\$1.50 Fund

The following memorandums were presented to the Commission:

Memorandum to the Director:

March 7, 1944

Escanaba River State Game Area—Marquette County  
NE $\frac{1}{4}$  and E $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 6, SE $\frac{1}{4}$  NE $\frac{1}{4}$  and NE $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 7, W $\frac{1}{2}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , and N $\frac{1}{2}$  SW $\frac{1}{4}$  Sec. 8, T 45 N, R 28 W; S $\frac{1}{2}$  NE $\frac{1}{4}$ , W $\frac{1}{2}$ , and SE $\frac{1}{4}$  Sec. 7, NW $\frac{1}{4}$ , N $\frac{1}{2}$  SW $\frac{1}{4}$ , and NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 21, T 46 N, R 28 W, 1,480.30 acres at \$2.00—\$2,960.60.

An agreement has been reached with Mr. Victor Makela, of Negaunee, Michigan, whereby he will sell the above described lands to the Department of Conservation for the price indicated.

Houghton County State Game Area—Houghton County  
NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 9, T 53 N, R 33 W  
40 acres—\$385.35

An agreement has been reached with Frank Lismatta, Chassell, Michigan, and E. A. Thomas, 5471 Harper Avenue, Chicago, Illinois, whereby they will sell the above described land to the Department of Conservation for the price indicated.

Iron State Game Area—Iron County  
Und.  $\frac{1}{2}$  interest in W $\frac{1}{2}$  NE $\frac{1}{4}$  Sec. 17, T 44 N, R 32 W  
80 acres—\$226.25

An agreement has been reached with the Hewitt Lane Company, 917 Rust Building, Tacoma, Washington, whereby they will sell the above described land to the Department of Conservation for the price indicated.

Midland State Game Area—Midland County  
SW $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 4 and NW $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 9, T 15 N, R 1 E; W $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 10, T 16 N, R 1 W  
160 acres at \$3.00—\$480.00

An agreement has been reached with the Consumers Power Company, of Jackson, Michigan, whereby they will sell the above described lands to the Department of Conservation for the price indicated.

Osceola State Game Area—Osceola County  
SE $\frac{1}{4}$  NE $\frac{1}{4}$  and E $\frac{1}{2}$  SE $\frac{1}{4}$  Sec. 1, T 17 N, R 9 W  
120 acres at \$3.50—\$420.00

An option has been obtained from Mrs. Laura B. Martz, of Liberty Center, Ohio, stating she will sell the above described lands for the price indicated.

The Game Division indicates that all of these lands are suited to public hunting purposes and favors acquisition. It is hereby recommended that they be acquired, purchase to be made from the \$1.50 deer license fund.

F. P. STRUHSACKER  
Lands Division

**This Indenture,** Made this seventh day of April in the year of our Lord one thousand nine hundred and forty four

Between Arthur Dodds and Mary Dodds, his wife, of Lapeer, Michigan

parties of the first part, and State of Michigan, of Lansing, Michigan

part y of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of Eighteen Thousand Five Hundred and no/100 Dollars

to them in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents, grant, bargain, sell, remise, release, alien and confirm unto said part y of the second part, and its successors and assigns, Forever, all those certain piece s or parcel s of land situate and being in the Townships of Mayfield & Oregon county of Lapeer and state of Michigan, and described as follows, to wit: Northwest fractional quarter; West half of Northeast quarter and Northeast quarter of Northeast quarter of Section 7, Town 8 North, Range 10 East, containing 237.99 acres, according to the Government survey; Entire Section 6, Town 8 North, Range 10 East, containing 596.20 acres, according to the Government Survey, Mayfield Township, Lapeer County, Michigan; South half of Northeast quarter, except that part North and West of Flint River; Southeast quarter; East half of Southwest quarter, and that part of South half of Northwest quarter of Section 1, Town 8 North, Range 9 East, lying South and East of Flint River, Oregon Township, Lapeer County, Michigan, containing 344.90 acres.

STATE OF MICHIGAN }  
COUNTY OF LAPEER }

ss. May 13 1944 (hereby certify that I have examined the records of this Office relating to the description of land in the within instrument and from such examination it appears that there are no tax liens or titles held by the State or any individual against said land and that the Taxes have been paid for five years preceding date of this instrument)

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: To have and to hold the said premises, as herein described, with the appurtenances unto the said part y of the second part, and to its successors and assigns, Forever; and the said Arthur Dodds and Mary Dodds, his wife, parties of the first part for themselves and their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part y of the second part its successors and assigns, that at the time of the enscaling and delivery of these presents they are well seized of the above-granted premises in fee simple; that they are free from all incumbrances whatever except such, if any, as are excepted from the covenant following, and that they will and their

For your safety and protection, close all your real estate transactions in Escrow Department of Abstract and Title Guaranty Company

For your safety, have Abstract and Title Guaranty Company insure your real estate titles

heirs, executors, and administrators shall warrant and defend the same against all lawful claims whatsoever, except no exceptions.

In witness whereof the said part 108 of the first part have hereunto set their hands and their seals the day and year first above written.

Signed, sealed and delivered in presence of

Robert L. Taylor  
Robert L. Taylor

Eva L. Curtis  
Eva L. Curtis

Arthur Dodds (L. S.)  
Arthur Dodds

Mary Dodds (L. S.)  
Mary Dodds

State of Michigan, } ss.  
County of Lapeer

On this 7th day of April  
in the year one thousand nine hundred and forty four before me,  
a Notary Public, in and for said county, personally appeared Arthur Dodds and  
Mary Dodds, his wife,

to me known to be the same person s described in and who executed the within instrument, who then acknowledged the same to be their free act and deed.

My commission expires Sept 4, 1945  
Robert L. Taylor  
Robert L. Taylor

Notary Public Lapeer County, Michigan.

Lapeer Project MCL 7-8-10  
FEB 1179.09 A 6-8-10  
\$15,500 1-8-9

Pittman-Robertson P-1322-716  
1944 taxes assessed  
**Warranty Deed**

Arthur Dodds  
et ux

TO  
State of Michigan

REGISTER'S OFFICE

Lapeer ss.  
Lapeer County

This instrument was presented, and received for Record, this 18th day of May A. D. 1944 at 8 o'clock P. M., and Recorded in Liber 16 of Deeds, on page 18.  
A certificate having been furnished in compliance with §4134 Compiled Laws, 1915  
Edith Thompson  
Register of Deeds.

TAXES PAYABLE—City Taxes payable from July 1 to August 1, without percentage, at the City Treasurer's Office.  
State and County Taxes payable from December 1 to December 31, without percentage, at County Treasurer's Office.  
The above applies to property in the City of Detroit only.

120 W. H. Thompson

F. P. SCHUBSAKER  
Lands Division

It was moved by Mr. Bengel, supported by Mr. Schantz, that the purchase be approved, except that the purchase of the small parcel on Highway 14 be approved subject to the final approval of the Director, who had asked a question as to the justification of the high price for a parcel for the function of an acre. The question being asked by the Chair, the motion prevailed unanimously.

The following Memorandum was presented to the Commission:

July 5, 1946

Submitted to the Director:

McCoy Island; population 190 (man Robertson).

Chilodactyliformes - 1000

X. M. Anstey, L. M. Attchibani, et al.

Unit price	\$1075 per acre	\$800.00
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RECEIVED

This is an abandoned farm. Twenty acres is cleared and sixty acres is non-forestationable timber growth. This tract is similar to other state-owned lands in the vicinity. The federal appraisal is approximately \$400. No purchasable timber or other minerals are located. Various measures of oil and gas for fifteen years.

Printed in Great Britain

Frank Shapton, South Street P.O., Michigan

07.05 acres	\$36.00 per acre	\$2,053.80
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S 16 acres NW¼ NE¼ and S 13 acres NE¼ NW¼, Sec. 27, T7 N, R16 E, and  
SW¼ NE¼ and SE¼ NW¼ lying E. of Black River, Sec. 27, T7 N, R16 E,  
except 30.95 acres described by metes and bounds.

This is rolling land at present, used for pasture. The tract is too rough for profitable agricultural use. It includes approximately 1,000 feet of frontage on Black River, which is desirable and suitable for public use. The federal appraisal is approximately \$2,050; soil \$1,200; timber \$850. No improvements are involved. Vendor reserves the right to remove pine timber ten inches d.b.h. up within a period of one year from date of deed.

### Career Project

Arthur Dodds, Lapeer, Michigan

35 acres                      \$285.71 per acre

\$100.00

Part 1st SW $\frac{1}{4}$ , Sec. 7, T 8 N, R 10 E, described as beginning at NW corner of said SW $\frac{1}{4}$ , thence S 341 feet, thence E 40 feet, thence NE to point 50 feet E of point of beginning, thence W to beginning.

This area is urgently needed for access to the King Ranch and other state lands comprising more than 1,000 acres. Considerable savings in administrative costs will be made by having this access point. The option provides that the State build approximately sixteen rods of fence for the vendor in addition to the above cash consideration.

1 to sell  
\$1.89 per

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JULY 15, 1948

## Rose Lake Project

Jesse J. Jones, Lansing, Michigan.

80 acres

\$38.75 per acre

\$3,100.00

NW 1/4 SW 1/4, Sec. 21, T 5 N, R 1 E

NE 1/4 SE 1/4, Sec. 20, T 5 N, R 1 E

This is a submarginal farm. Twenty-two acres are cleared, and the remainder is cut-over pasture land. The tract is quite desirable in connection with project activities and blocks in well with other state-owned lands. Federal appraisal is approximately \$2,600; improvements, \$300; soil, \$2,000.

## Summary:

Project	Vendor	Acres	Assessed Value	Approximate		Option Price
				Federal Appraisal	Per Acre	Total
Gratiot-Saginaw	C. Auster	80	\$ 800.00	\$ 800.00	\$10.75	\$ 800.00
Port Huron	F. Simpson	67.05	700.00	2,050.00	36.00	2,053.80
Lapeer	A. Dodds	.35		100.00	285.71	100.00
Rose Lake	J. Jones	80	1,400.00	2,600.00	33.75	3,100.00
		217.40	\$2,900.00	\$5,010.00	\$28.12	\$6,113.80

## Recommendations:

The prices are considered fair and reasonable, and approval of these purchases is recommended, funds to be taken from the Pittman-Robertson budget.

H. D. RUHL  
Game Division  
F. P. STRUHSACKER  
Lands Division

## PPK's

It was moved by Mr. Whiteley, supported by Mr. Bengel, that the above recommendation be concurred in. The question being stated by the Chair, the motion prevailed unanimously.

## Dedication of State-owned Water Frontage

The following memorandum was presented to the Commission:

July 9, 1948

## Memorandum to the Director:

Re: Dedication of the following described state-owned lands for public water access:

The following state-owned lands fronting on lakes and streams are recommended to be retained in state ownership and dedicated for "public water access." These lands have been examined in the field by representatives of the Lands and Fish divisions, and a study of the information compiled by the field examinations indicates that these lands are well suited for "public water access" purposes and other conservation uses.

These lands, except certain platted property in Cheboygan County, are all located outside of state and national forest areas.

## Antrim County

T 31 N, R 8 W, Sec. 20, two miles and bounds descriptions in Gov't Lot 6 described as follows:

Part of Lot 6 beginning 1,379 feet east and North 10 1/2° West 292 feet and North 11.0° East 100 feet from the southwest corner of section, thence North 11.9° East 100 feet, thence east 187 feet more or less to shore of Intermediate Lake, thence southerly along lake shore to a point directly east of place of beginning, thence west 167 feet more or less to beginning.



Arthur Dodds  
 Robert L. Taylor, Atty  
 Lapeer, Mich

Land Acquisition *King Ranch?*  
 Lapeer Project 34L  
 T 8 N R 10 E (Mayfield Twp)  
 Sec 7: W $\frac{1}{2}$  NE $\frac{1}{4}$  - NE $\frac{1}{4}$  NE $\frac{1}{4}$  - NW frl 237.99 A  
 Sec 6: Entire 596.20 A  
 T 8 N R 9 E (Oregon Twp)  
 Sec 1: S $\frac{1}{2}$  NE $\frac{1}{4}$  ex that part N & W of Flint River  
 SE $\frac{1}{4}$  - E $\frac{1}{2}$  SW $\frac{1}{4}$  & that part of S $\frac{1}{2}$  NW $\frac{1}{4}$  lying  
 S & E of the Flint River 344.90 A  
 1179.09 A = - - \$18,500  
 option Mar 7, 1944  
 Abstracts with tax histories to *July 2, 1944*  
 Guaranty Policy \$18,500 *1927 to 42 PAID*  
 WD to State *R. 40.8 90. Audit #*  
 2 partial releases (to be recorded when  
 warrant is mailed)  
 Com OK Mar 14, 44 Fed OK 4/15/44  
 No Atty Genl's opinion needed  
 V. 4/26/44 ARTHUR DODDS, MARY DODDS, AND  
 THE FIRST NATIONAL BANK OF LAPEER  
 W # 846755 dated 5-1-44 *mailed to bank*  
*P-1322-7* Deed and two releases sent to register - 5-2-44  
 3 abstracts for continuation 6/8/44  
 file to Aud Gen 12-28-50  
*Lot #25 - Box 9*

Arthur Dodds  
 Lapeer, Mich

Land Acquisition *Fig 351*  
 Lapeer Project M34L *P-1308-7*  
 Part of SW frl  $\frac{1}{4}$  Sec 7 T 8 N R 10 E Mayfield Twp  
 described as beg at the NW cor of sd SW frl;  
 th S 34 ft; th E 40 ft; th NE in a straight line  
 to a point 50 ft due E of point of beg; th W to  
 pt of beg.  
 32 A - - \$312.50 per A Price \$100 appx 16 R  
 option June 21, 1946 STATE to construct  
 approximately 16 Rods  
 of fence from above parcel  
 to house  
 Abst - continued to *12-17-46*  
 at expense of state \$5.00  
 Release of mtge - First Natl Bank to Dodds  
 WD to State  
 Original abstract in the Dodds  
 other case  
 to Atty Genl Sept 19, 1946  
 returned Sept 25, 1946  
 Com OK Aug 5, 1946  
 V 10/16/46  
 W# 7701974 dated 10-22-46  
 deed to Irene  
 Release of mtge and  
 D to register and abst to be continued 11-18-46  
 need release of 170/210 line  
 warrant mailed to Dodds 6-2-47  
 1946 taxes - state line  
 file to Aud Gen 8-3-51

# This Indenture, Made this twenty third day of July

In the year of our Lord one thousand nine hundred and forty-six

BETWEEN

Arthur Dodds, a widower, of Lapeer, Michigan

and State of Michigan

party of the first part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations - - - - - Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and its successors heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the Township of Mayfield County of Lapeer and State of Michigan, and described as follows, to-wit:

Part Southwest Fractional Quarter (SW 1/4) Section Seven (7), Township Eight (8) North, Range Ten (T) East, more particularly described as follows: Beginning at the northwest corner of said Southwest Fractional Quarter, thence south 341 feet, thence east 40 feet, thence northeast in a straight line to a point 50 feet due east of point of beginning, thence west to point of beginning, containing 0.32 acres more or less

STATE OF MICHIGAN  
COUNTY OF LAPEER

I, the undersigned, do hereby certify that I have examined the records of this Office relating to the description of the within instrument and from such examination it appears that there are no taxes or dues held by the State or any individual against said land and that the Taxes have been paid for Five years preceding date of this instrument.

*Lytle B. Smith*  
Treasurer of Lapeer County, Michigan

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part and to its successors heirs and assigns, FOREVER. And the said Arthur Dodds

part y of the first part, for himself, his heirs, executors and administrators, do as covenant, grant, bargain and agree to and with the said party of the second part its successors heirs and assigns, that at the time of the ensealing and delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever

and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,



In Witness Whereof, The said part Y of the first part ha h herunto set his hand  
and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Lucille G. McGary

Lucille G. McGary

O. A. Laesch

O. A. Laesch

Arthur Dodds

Arthur Dodds

[L. S.]

[L. S.]

[L. S.]

[L. S.]

STATE OF MICHIGAN,

County of Lapeer

On this thirty third day of July

and forty six before me

In and for said County personally appeared

in the year one thousand nine hundred

Arthur Dodds, a widower

to me known to be the same person

described in and who executed the within instrument, who  
acknowledged the same to be

his free act and deed.

Lucille G. McGary

Lucille G. McGary  
Notary Public,

Lapeer County, Michigan.

My commission expires

Nov 7

1949

STATE OF MICHIGAN,

County of

On this

day of

and

before me,

In and for said County personally appeared

in the year one thousand nine hundred

to me known to be the same person

described in and who executed the within instrument, who  
acknowledged the same to be

free act and deed.

Notary Public,

County, Michigan.

My commission expires

19

1. Where conveyance is made to corporation or partnership, the following may be inserted, "its successors", and draw a line through the word "heirs".

Latest Project #341  
FREE - 32 pages  
1946 #341-90  
7-7-12  
P-2308-7  
1001

WARRANTY DEED  
TYPEWRITER SHORT FORM

Arthur Dodds, widower

To

State of Michigan

REGISTER'S OFFICE,

County of

Lapeer

This instrument was presented and

received for record this 26th

day of November D. 1946

at 3.40 o'clock P. M., and

recorded in Liber 221 of Deeds,

on page 437, as a proper certificate

was furnished in compliance with Section

3531, Compiled Laws of 1929, as amended

by Act 261, P. A. of 1931.

Goddie Thompson

Register of Deeds.

THE RIEGLE PRESS, FLINT, MICHIGAN